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Title Insurance and Trust Company

433 SOUTH SPRING STREET • LOS ANGELES 54

MADISON 6-2411

September 10, 1954

IMPORTANT

When replying refer to

Our No. 4119753-EWH

•Shell Oil Company,
•1008 West Sixth Street,
•Los Angeles 14, California.

Your No. Defense Plant
Corp:

Attention: Mr. Marie Howells

The following is a report on the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy.

Dated as of.....September 8, 1954.....at 7:30 a.m.

E. W. Hippe

TITLE OFFICER

Vestee:

RECONSTRUCTION FINANCE CORPORATION, a corporation, duly organized and existing under and by virtue of the laws of the United States, successor to all rights and assets of Defense Plant Corporation.

Exceptions:

1. General and special county and city taxes for the fiscal year 1954-1955, a lien, not yet payable.

2. An easement over the easterly 15 feet of lots 41, 44, 46, 47 and 48 for road and highway purposes, with the right of conveyance, as reserved by Title Insurance and Trust Company, in the following deeds:

Deed recorded in book 3024 page 383, Official Records, affecting lot 41;

Deed recorded in book 4495 page 95, Official Records, affecting lot 44;

Deed recorded in book 5565 page 199, Official Records, affecting lot 46;

Deed recorded in book 4408 page 165, Official Records, affecting lot 47;

Deed recorded in book 4872 page 35, Official Records, affecting lot 48.

By deed recorded in book 7065 page 177, Official Records, Title Insurance and Trust Company, granted an easement for public

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road and highway purposes (Vermont Avenue) over the easterly 15 feet of lots 41, 44, 46, 47 and 48.

3. An easement over said land for all water pipes and mains existing thereon as of July 12, 1943, together with the right to relocate said pipes and mains and to maintain, repair and change the size of them and the right of ingress and egress to and from the same, for said purposes, as reserved by Dominguez Water Corporation, in deed to Defense Plant Corporation, recorded October 4, 1943 in book 20349 page 63, Official Records.

The covenant of the grantee in said deed and its successors to grant to Dominguez Water Corporation, adequate and sufficient easements for said water pipes and mains in the event of their relocation, as provided in said deed.

4. An easement over said land for water pipes, with right of entry, as reserved by Title Insurance and Trust Company, in the following deeds:

Book	Page	Affects lot
7000	343	17
10000	50	18
10001	14	19
10002	222	20
10003	200	21
10004	16	22
10005	209	23
10006	193	24
10007	176	25
10008	259	26
10009	193	27
10010	196	28
10011	358	29
10012	6	30
10013	95	31
10014	199	32
10015	318	41
10016	233	42
10017	383	43
10018	6	44
10019	200	45
10020	95	46
10021	30	47
10022	76	
10023	199	
10024	165	

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<u>Book</u>	<u>Page</u>	<u>Affects Lot</u>
3872	35	48

The ownership of said easements, have by deed dated September 4, 1943, recorded October 4, 1943 in book 20279 page 255, of Official Records, passed to Defense Plant Corporation.

5. Covenants, conditions and restrictions contained in deeds from Title Insurance and Trust Company, as follows:

OFFICIAL RECORDS

AFFECTS LOT

7356	343
16245	50
16251	14
10179	222
2709	206
7722	16
2322	229
10218	193
7776	176
14513	259
14523	193
7020	196
14521	352
14522	6
14523	93
7737	399
14524	318
14525	231
14526	351
14527	6
7726	280
14528	98
14529	36
14530	76
14531	199
14532	155
3872	35

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The right of enforcement of said covenants, conditions and restrictions by reversion or otherwise have, by deed dated September 4, 1943, recorded October 4, 1943, in book 20279 page 255, Official Records, passed to Defense Plant Corporation.

6. The exclusive easement to construct, reconstruct, maintain, operate, use, renew and enlarge a high voltage electrical

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transforming substation with transformers, breakers, switches, auxiliary equipment, foundations, structures and all necessary and incidental appurtenances thereto, over all that portion of lot 38 of Tract No. 4671, described as follows;

Beginning at the point of intersection of the southerly line of said lot 38 and a line which is parallel with and 70 feet westerly of the center line of Vermont Avenue, 80 feet in width, as described in deed recorded in book 6173 page 100 of Official Records of said County; thence from said point of beginning, South 86° 37' 39" West along the southerly line of said lot 38, 227 feet; thence North 3° 22' 21" West 111 feet; thence North 86° 37' 39" East 223.99 feet to a point in said parallel line; thence along said parallel line to the point of beginning,

as granted to the City of Los Angeles, by deed recorded May 21, 1943 in book 19984 page 381, Official Records.

DESCRIPTION:

Lots 12 to 48 both inclusive of Tract No. 4671, in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 56 pages 30 and 31 of Maps, in the office of the county recorder of said county.

EXCEPTING therefrom the following:

(A) Those portions of lots 12 and 13 lying within the boundaries of a strip of land 100 feet in width, the side lines of said strip of land being parallel with and 50 feet on each side of a center line described as follows:

Beginning at a point in the northerly line of Tract No. 3848, as per map recorded in book 42 page 68 of Maps, distant along said Tract line, North 86° 37' 32" East 443.77 feet from its point of intersection with the center line of Avalon Boulevard, formerly Lucile Street; thence from said point of beginning, North 42° 33' 33" West 3707.02 feet; thence South 87° 07' 26" West 3106.12 feet to a point in the center line of Main Street, distant thereon North 6° 12' 44" West 292.93 feet from its point of intersection with the easterly prolongation of the center line of James Street; thence continuing South 87°

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07' 26" West 75.13 feet; thence South 87° 34' 22" West 853.34 feet to a point in a line parallel with and 50 feet southerly of the northerly line of lot 92 of Tract No. 4671; thence South 86° 37' 39" West to a point in a line parallel with and 50 feet southerly of the northerly line of said lot 13, distant westerly 333.42 feet along said parallel line from its point of intersection with the easterly line of said lot 13; thence South 85° 15' 55" West 880.00 feet; thence South 86° 41' 15" West 82.47 feet to a point in the center line of Normandie Avenue, distant thereon North 3° 21' 05" West 289.70 feet from its point of intersection with the westerly prolongation of the center line of James Street, as said streets are shown on said map of Tract No. 4671, the side lines of said strip of land to be prolonged or shortened so as to begin in the northerly line of said Tract No. 3848 and terminate in the westerly line of lot 12 of said Tract No. 4671.

(B) The north 50 feet of lots 24 and 25.

(C) The northerly 100 feet of lots 36 and 37.

(D) The east 15 feet of lots 43 and 45, included within the lines of Vermont Avenue, 80 feet wide;

(E) The northerly 50 feet, measured along the north line of the westerly 161.25 feet of lot 48;

(F) The northerly 50 feet, measured along the north line of the easterly 161.25 feet of the westerly 322.50 feet of lot 48.

(G) The northerly 50 feet, measured along the northerly line excepting the westerly 322.50 feet thereof, of lot 48.

KMK-meb
in quad.

770 street corner